

LAND DEVELOPMENT COMMITTEE

JUNE 12, 2013

Present: x Tomas M. Ryan, Chairman, Mercer County Planning Board
 x Bill Agress, Vice-Chairman, Mercer County Planning Board
 x Donna Lewis, Planning Director, Mercer County Planning Division
 x Greg Sandusky, Mercer County Engineer

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
1. Minor Subdivision & Site Plan MC # 13 – 701	Tri-State Petro, Inc.	West Windsor Township 351 Hightstown Road Block 22, Lot 3.02
<u>Approved with conditions:</u> Lot line adjustment of Lot 3.02 (4.27 ac) and redevelopment of the existing gasoline service station to include the demolition of the small brick structure and construct a 4,900 (sf) carwash facility, seven (7) new fuel dispensing stations, 31 vehicle parking spaces and a new stormwater management facility.		
2. Minor Subdivision & Site Plan MC # 13 – 601	Mercer Property, LLC	Hamilton Township 1170 Rt. 33 Block 1835, Lot 2
<u>Approved with conditions:</u> Creation of new 1.6 (ac) Lot and redevelopment of the former Patterson Chevrolet dealership to include the construction of a 5,585 (sf) Wawa store with 16 fueling position gasoline fueling facility and a 6,000 +/- (sf) retail building on the remaining lot.		
3. Minor Subdivision MC # 13 – 902	Matrix Business Park @7A MWT-500 - A & B	Township of Robbinsville Montgomery Way/New Canton Way Intersection Block 41, Lot 38.012
<u>Approved:</u> Subdivision of existing Lot 38.012 into three (3) smaller lots for development of warehouse buildings.		
4. Site Plan MC # 13 – 903	Matrix Business Park @7A MWT-500 - A	Township of Robbinsville Montgomery Way/New Canton Way Intersection Block 41, Lot 38.012
<u>Approved:</u> Construction of a 218,196 (sf) warehouse/office building with 61 parking spaces.		
5. Site Plan MC # 13 – 904	Matrix Business Park @7A MWT-500 - B	Township of Robbinsville Montgomery Way/New Canton Way Intersection Block 41, Lot 38.012
<u>Approved:</u> Construction of an 183,084 (sf) warehouse/office building with 76 parking spaces.		
6. Site Plan MC # 13 – 507	McNeill Properties V, LLC	Lawrence Township 4152 Quakerbridge Road Block 3601, Lot 13
<u>Approved:</u> 19,559 (sf) two-story addition to the existing Gold's Gym building.		
7. Site Plan MC # 13 – 506	Chapin School	Lawrence Township 4101 Princeton Pike Block 7001, Lot 5.01.02
<u>Approved with conditions:</u> Building expansion and site improvements to educational campus. The expansion will include two (2) new wings, a “fifth grade wing” to the existing building and a “lower school wing” to the west of the building for a total increase of 37,029 (sf).		

<u>Type of Development</u>	<u>Name of Development</u>	<u>Municipality/Street/Block/Lot</u>
----------------------------	----------------------------	--------------------------------------

8. Site Plan MC # 13 – 505	Britton Industries, LLC	Lawrence Township 227 Bakers Basin Road Block 3601, Lot 13
-------------------------------	-------------------------	--

Approved with conditions: Site improvements to include replacing existing paved/gravel parking lot with permeable pavers, creating additional 40 new parking spaces, landscape improvements to lot and create water feature.

9. Site Plan MC # 13 - 305	ROI Renovations & Devel. (Carnevale, Luigi)	Princeton 255 Nassau Street Block 48.01, Lots 7 & 8
-------------------------------	--	---

Approved: Partial demolition of existing building and site improvements including the construction of a four-story building which will contain a 4,500 (sf) bank and 5,400 (sf) of office space beneath 16 residential units with 17 additional parking spaces for a total of 57.

10. Site Plan MC # 13 – 702	Sunoco LLC	West Windsor Township 3771 Route 1 Block 2, Lot 1
--------------------------------	------------	---

Approved with conditions: Renovation of the existing Sunoco Service Station by the demolition of the existing service bay building and the construction of a new 2,350 (sf) convenience store. In addition, the number of pump islands will increase from 4 to 8.

11. Site Plan MC # 13 – 703	Institute of Islamic Studies	West Windsor Township 2030 Old Trenton Road Block 28, Lot 15.01
--------------------------------	------------------------------	---

Approved with conditions: Relocation of the existing Institute for Islamic Studies to more modern facility that is not shared with additional uses. Proposed two-story 15,463 (sf) building with 219 parking spaces.

12. Site Plan MC # 13 – 508	2999 Princeton Pike	Lawrence Township 2999 Princeton Pike Block 3014, Lot 153
--------------------------------	---------------------	---

Approved with conditions: Construction of a 6,630 (sf) two-story building addition to the existing two-story office building and expand the existing parking lot with 40 parking spaces.

* The Land Development Committee reserves the right to remove an application from this agenda if the applicant fails to provide the missing items at or before this meeting that are necessary to make the subject application complete.